

# ADVISORY MEETING of the members of Yate Town Council's Planning and Transportation Committee (Planning Only) on 7<sup>th</sup> June 2022

30<sup>th</sup> May 2022

This is an **advisory** meeting of members of the **Planning and Transportation Committee** (pertaining to planning only) of **Yate Town Council** to be held remotely via Zoom on **Tuesday 7<sup>th</sup> June** between 7.00pm – 8.00pm for the purpose of transacting the business set out in the agenda below.

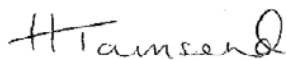
This meeting has no decision-making powers as the power which enabled local councils to meet remotely during the Covid-19 pandemic has been rescinded by central government.

Therefore, this meeting will serve to advise and inform the clerk to the council, to whom delegated powers have been granted to take decisions. Members of the public are warmly welcome to join the meeting and raise any matters under Item - Public Participation.

Join Zoom Meeting

<https://us06web.zoom.us/j/81308251315?pwd=V0cwM3dSRXk5M3VhWHg4T3pPRmZPUT09>

Meeting ID: 814 5389 9880 Passcode: 902501 - or telephone 0131 4601196  
(Please insert your name *and organisation in your Zoom name*)



Hayley Townsend  
Town Clerk

## Agenda

*In the exercise of Council functions, Members are reminded that the Council has a general duty to consider Crime & Disorder, Health & Safety, Human Rights and the need to conserve biodiversity. The Council also has a duty to tackle discrimination, provide equality of opportunity for all and foster good relations in the course of developing policies and delivering services under the public sector Equality Duty and Equality Act 2010.*

1. To Elect Chair of the advisory meeting
2. Apologies for Absence
3. Declarations of Interest under the Localism Act 2011

*Members who consider that they have an interest are asked to: (a) State the item number in which they have an interest, (b) The nature of the interest, (c) Whether the interest is a disclosable pecuniary interest, non-disclosable pecuniary interest or non-pecuniary interest.*

4. Public Participation Session with Respect to Items on the Agenda
5. To Consider the Following Items on the Clerk's Report:

**Item 1      Planning Matters**

1/1      Planning Applications

**Item 2      Consultations**

2/1      Current Consultations

2/2      Consultation Responses

2/3      Urgent Consultations



# ADVISORY MEETING of the members of Yate Town Council's Planning and Transportation Committee (Planning Only) on 7<sup>th</sup> June 2022

## Clerk's Report

### **General note about action taken between meetings:**

Owing to the national pandemic situation, where action has been taken between meetings, it has been in consultation with members of the council via email and the existing below delegation invoked:

"The Town Clerk shall have the power to take action as necessary between Meetings of the Full Council, Committees, Sub-Committees, Project Steering Group Committees and Working Groups provided that such action is in accordance with the policy of Yate Town Council and is within budget."

## **Item 1 Planning Matters**

### **1/1 Planning Applications**

- a) To receive and consider planning applications (Appendix 1).
- b) To comment on planning applications received after the circulation of the agenda (to be circulated).

## **Item 2 Consultations**

### **2/1 Current Consultations**

No current consultations to report.

### **2/2 Consultation Responses**

No current consultations to report.

## **2/3 Urgent Consultations**

To receive any urgent consultations

### **a) Heron Way, Chipping Sodbury – Removal of Bus Gate**

To **NOTE**, following the consultation on this junction an email was received from South Gloucestershire Council, containing notice of proposals regarding the removal of the bus gate (Appendix 2).

To receive comments.

## YATE TOWN COUNCIL

## Planning Applications Received for Review and Comment

Ref. Number	P22/02850/PNH
Description	The erection of a single storey rear extension which would extend beyond the rear wall of the original house by 4.80 metres, for which the maximum height would be 3.00 metres, and for which the height of the eaves would be 2.50 metres.
Location	54 Cranleigh Court Road Yate South Gloucestershire BS37 5DJ
Expiry Date	15 <sup>th</sup> June 2022
YTC Comments	

Ref. Number	<b>P22/02753/RM</b>
Description	Mixed use development across 100.76 hectares of land comprising up to 2,450 new dwellings (Use Class C3), extra care housing (Use Class C2), 4.63 hectares of employment land (Use Class B1,B2) provision of a local centre, two primary schools, together with the supporting infrastructure and facilities including: new vehicular and pedestrian accesses, public open space and landscaping and proposal to underground the electricity powerlines. Outline application including access with all other matters reserved. (Approval of Reserved Matters to be read in conjunction with Outline permission PK12/1913/O ) construction of nursery and associated works construction of nursery and associated works
Location	Land North Of Brimsham Park Yate Dowsell Way South Gloucestershire BS37 7DY
Expiry Date	12 <sup>th</sup> June 2022
YTC Comments	

Ref. Number	P22/02832/HH
Description	Erection of a single storey rear extension to form additional living accommodation. Extension of existing 2m high boundary wall. Alterations to front porch.
Location	16 Hampden Close Yate South Gloucestershire BS37 5UW
Expiry Date	12 <sup>th</sup> June 2022
YTC Comments	

Ref. Number	P22/02395/HH - 36 York Close, Yate, BS37 5XB
Description	Revised plans received directly from Case Officer, dated 26th May 2022 Erection of single storey side and rear extension to form additional living accommodation
Location	36 York Close Yate South Gloucestershire BS37 5XB
Expiry Date	17 <sup>th</sup> June 2022
YTC Comments	

Ref. Number	P22/02818/TRE
Description	Works to reduce crown of 1no Lucombe Oak tree to a height of 12 metres and to a crown spread of 14 metres. Works also to lift crown of 1no Holm Oak tree by 2.5 metres and to crown reduce to leave a height of 8 metres and a crown spread of 12 metres, and to reduce crown spread over garages by 3.8 metres. Trees covered by SGTP0 23/08 and dated 13/02/2009.
Location	18 Kenilworth Yate South Gloucestershire BS37 4DT
Expiry Date	11 <sup>th</sup> June 2022
YTC Comments	

Ref. Number	P22/02958/PN1
Description	Prior notification of the intention to erect 1no 15.0m Phase 8 Monopole C/W wraparound Cabinet at base and associated ancillary works.
Location	Eastfield Drive Yate South Gloucestershire BS37 7YT
Expiry Date	16 <sup>th</sup> June 2022
YTC Comments	

**SOUTH GLOUCESTERSHIRE COUNCIL**  
**(KENNEDY WAY, CHIPPING SODBURY) (PROHIBITION OF 'U' TURNS) ORDER 202(-)**

**Details of the proposed changes**

NOTICE is hereby given that South Gloucestershire District Council proposes to make an order under sections 1(1) and 2(1) to (3) of and Part IV of Schedule 9 to the Road Traffic Regulation Act 1984 as amended the effect of which will be to:

- a) remove the right turn prohibition onto Kennedy Way that currently affects Heron Way, to permit all vehicles to carry out the manoeuvre;
- b) bring forward unchanged into the new order the current prohibition of 'U' Turns that affects Kennedy Way; between Scott Way/Link Road roundabout and Heron Way; and
- c) revoke the County Council of Avon (Heron Way and Kennedy Way, Chipping Sodbury, District of Northavon) (Prohibition of Right Turn) (Prohibition of 'U' Turn) Order 1994, as varied, in favour of the measures specified in item a) and item b) above.

Full details of the proposal are contained in the draft order. If you would like to see a copy of the draft order, a map, any orders to be varied/revoked and a statement of the Council's reasons for making the order, you may do so at at Yate One Stop Shop (next to the Leisure Centre), Kennedy Way, Yate during normal opening hours. You can also view full details relating to this notice on the Council's website at [www.consultations.southglos.gov.uk/PT.7285HeronWayBusGate/consultationHome](http://www.consultations.southglos.gov.uk/PT.7285HeronWayBusGate/consultationHome)

**IMPORTANT**

With the continuing risks of Covid-19, the safe and preferred option to access documents is by means of the link above.

**What if I want to send a letter about the proposals?**

Our preferred method of response is via the council's webpages using the link above where you may complete an online questionnaire. Should you wish to respond by post, please request a legal questionnaire by contacting Mark Seabrook on 01454 863032. Please note posted responses will only be accepted on the questionnaire provided and acknowledgements will not be sent. Please check that you:

1. Include reasons for any comments you make, for or against, the proposals
2. Send all comments in writing to the Monitoring Officer and Head of Legal, Governance and Democratic Services at the address below.
3. Quote reference L3/DFA/STOP/PT.7285 on your letter.
4. Send all letters by **18 June 2022**.
5. Mark your letter for the attention of Debbie Finch.

Please note that all the letters received may be considered in public by the Council. The content of letters, together with the name and address of the person making it, could become available for public inspection.

PO Box 1953,  
 Bristol BS37 0DB  
 Dated: 25 May 2022

John McCormack  
 Monitoring Officer and Head of Legal,  
 Governance and Democratic Services

(KENNEDY WAY, CHIPPING SODBURY) (PROHIBITION OF 'U' TURNS)  
ORDER 202(-)

1. This order shall come into operation on the \_\_\_\_\_ and may be cited as the South Gloucestershire Council (Kennedy Way, Chipping Sodbury) (Prohibition of 'U' Turns) Order 202(-).
2. No person shall cause or permit any vehicle, other than a vehicle being used for police, fire brigade or ambulance purposes in an emergency, proceeding in either carriageway of that length of Kennedy Way which extends from, and including, its junction with Heron Way to the roundabout at the junction of Scott Way/Link Road to make a 'U' turn so as to proceed in the opposite carriageway of that length of road.
3. The County Council of Avon (Heron Way and Kennedy Way, Chipping Sodbury, District of Northavon) (Prohibition of Right Turn) (Prohibition of 'U' Turn) Order 1994 as varied by the South Gloucestershire Council (Various Roads, Almondsbury and Chipping Sodbury) (Prohibited Movements) (Variation) Order 2012 is hereby revoked.

THE COMMON SEAL of  
SOUTH GLOUCESTERSHIRE  
DISTRICT COUNCIL was hereunto  
affixed in the presence of:-



## **ROAD TRAFFIC REGULATION ACT 1984**

### **SOUTH GLOUCESTERSHIRE COUNCIL (KENNEDY WAY, CHIPPING SODBURY) (PROHIBITION OF 'U' TURNS) ORDER 202(-)**

## **STATEMENT OF REASONS**

### **Background**

The existing Kennedy Way / Heron Way junction is a major/minor priority junction where vehicles on Heron Way give way to traffic on Kennedy Way. Kennedy Way is a single lane dual carriageway. Right turn movements from Heron Way onto Kennedy Way are currently restricted to buses, taxis, motorcycles, pedal cycles and authorised vehicles only.

### **Purpose of the scheme**

The purpose of this revocation is to compliment the Heron Way signalisation scheme which will allow all vehicles to turn right out of Heron Way via signal control. This scheme was consulted on in July 2021.

### **Proposed scheme**

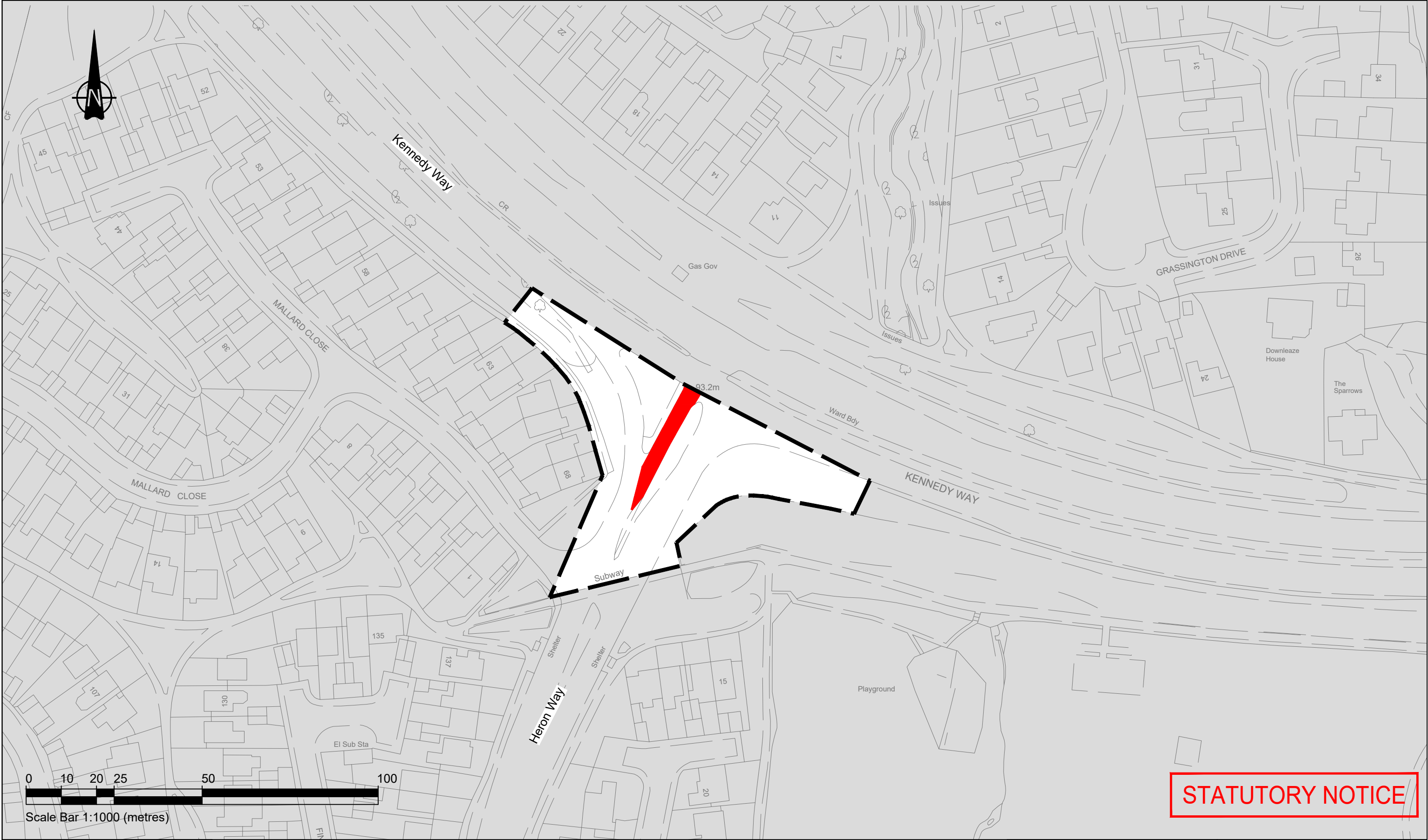
The current restriction for right turning traffic on Heron Way will be removed to permit all vehicles to carry out the manoeuvre. The junction will be signalised with all movements signal controlled other than the left turn out of Heron Way, which will remain a give way. The existing TRO also includes a U-turn prohibition on Kennedy Way, between Heron Way and Scott Way; this part of the TRO will be brought forward unchanged into a new order.

### **Drawing reference**

The existing TRO is shown on plans T438-709-016 & T438-709-017.

The following roads are affected by this scheme: Kennedy Way, Heron Way.

Acad Ref I:\TNS Schemes\T438-YATE\T709 - Heron Way Traffic Signals\5. Docs & Dwg\Drawings\T438-709-016 TRO.dwg : Plotted by md15 on Apr 06, 2022 - 1:58pm



<u>ORDNANCE SURVEY</u>					
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- Key
- Extent of existing TRO
  - Traffic Order Boundary

P&T 7.6.22



**South Gloucestershire Council**

DEPARTMENT OF ENVIRONMENT  
AND COMMUNITY SERVICES

DIRECTOR  
Nigel Riglar

**STREETCARE TRANSPORT & WASTE**

PO Box 1954  
Bristol, BS37 0DD  
Telephone: 01454 868 000  
Email: TransportServices@southglos.gov.uk

Project					
A432 Kennedy Way / Heron Way Traffic Signal Works					
Title					
Existing TRO Right Turn Restriction					
Scale @ A3 1:1000					
Drawn	OM	Checked	MD	Approved	MS
Date	Apr.22	Date	Apr. 22	Date	Apr. 22
Dwg No.	Parish T438	Scheme - 709	10	Number - 016	Rev. -



Acad Ref I:\TNS Schemes\T438-YATE\T709 - Heron Way Traffic Signals\5. Docs & Dwg\Drawings\T438-709-017 TRO u-turn.dwg : Plotted by mdf15 on Apr 06, 2022 - 1:44pm



ORDNANCE SURVEY				
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Rev	Description	Drawn	App'd	Date

- Key
- Extent of existing TRO
  - Traffic Order Boundary

P&T 7.6.22

**STATUTORY NOTICE**

  
**South Gloucestershire Council**  
DEPARTMENT OF ENVIRONMENT  
AND COMMUNITY SERVICES  
DIRECTOR  
Nigel Riglar  
**STREETCARE TRANSPORT & WASTE**  
PO Box 1954  
Bristol, BS37 0DD  
Telephone: 01454 868 000  
Email: TransportServices@southglos.gov.uk

Project					
A432 Kennedy Way / Heron Way Traffic Signals Work					
Title					
Existing TRO U-Turn Restriction					
Scale @ A3		1:2000			
Drawn	OM	Checked	MD	Approved	MS
Date	Apr.22	Date	Apr. 22	Date	Apr. 22
Dwg No.	Parish	Scheme		Number	Rev.
	T438	- 709		11 - 017	-